

HEALTH DEPARTMENT DEMOLITION PROCEDURE

ALL DEMOLITIONS REQUIRE AT LEAST ONE HEALTH DEPARTMENT INSPECTIONAL WALK-THROUGH.

Contact Health Department Inspectors (listed below) at least 2-3 days prior to anticipated inspectional walk-through, or if you have any questions regarding the following demolition protocol.

Cindy DeCristofaro: (617) 376-1278

Tim Marble: (617) 376-1276

Property owner (or his/her duly authorized representative) **MUST** be present on site at time of walk-through.

In order to obtain Health Department sign-off for a demolition the facility must:

1). Be Free of Asbestos Containing Materials (ACM)

Documentation required:

A). Prefer inspection report from licensed asbestos inspector indicating property (both interior and exterior is free from asbestos, **or**

B). Need written documentation (i.e. laboratory analysis) that any **suspect material** (including but not limited to pipe insulating material, sheet linoleum, vinyl tiles, mastic (adhesive), window caulking, roofing shingles, siding, etc.) does not contain asbestos in a quantity equal to or greater than 1%, **or**

C). If ACM has been identified, provide documents indicating ACM has been removed by licensed contractor and has been legally disposed.

Health Department staff will perform final walk-through to verify no ACM or suspect ACM is present prior to sign-off.

2). Be Free of PCB's, Mercury and other Hazardous Materials

Documentation required: If identified, proof of legal disposal.

Note: PCB's may be present in ballast of fluorescent light fixtures. Those that do not contain PCBs will have a label stating "No PCBs". If ballast does not have label, ballast is presumed to contain PCBs. All fluorescent light fixtures must be opened to reveal that the ballast has either been removed (and will need documentation of proper and legal disposal) or has "No PCB" label at time of walk-through.

Mercury is present in fluorescent light tubes, may be present in thermostat switches, thermometers, pump floats and switches, etc. Must be removed and properly disposed.

All other (household) hazardous type wastes including but not limited to cleaning products, pesticides, oil-based paints and thinners, artist/photo supplies, pool chemicals, etc. must be removed and legally disposed.

Health Department staff will perform final walk-through to verify no PCB's, Mercury or Other Hazardous Materials are present prior to sign-off.

3). Be Free of all Freon-containing items

Documentation required: If identified, proof of legal removal/disposal. Removal verified during final walk-through.

Freon-containing items, (i.e. refrigeration/freezer units, air conditioning units, etc.) must be physically removed from the premises (for re-use/recycling) or documentation that Freon has been purged by an approved technician with copy of document noting all Freon has been removed and disposed according to EPA/DEP requirements.

Health Department staff will perform final walk-through to verify no Freon-containing items are present prior to sign-off.

4). Be Free of Fuel Oil

Documentation required: Quincy Fire Prevention sign-off that any storage tank is empty and removal is conducted in accordance with Fire Prevention regulations.

Health Department staff will perform final walk-through to verify no fuel oil is present prior to sign-off.

5). Be Free of all materials banned from solid waste disposal facilities

Documentation required: If identified, proof of legal disposal.

Note: Items prohibited from solid waste disposal facilities include Lead-Acid Batteries, Whole tires, Cathode Ray Tubes, and "White Goods" (i.e., refrigerators & freezers, dishwashers, clothes washers & dryers, ovens & ranges, hot water heaters).

Health Department staff will perform final walk-through to verify no banned items are present prior to sign-off.

6). Incorporate Lead-Safe Practices during Demolition

Residential Structures:

For residential structures built prior to 1978, in the absence of negative lead analyses for painted interior and exterior surfaces, all painted surfaces are presumed to contain lead. Any renovation (demolition is included in the definition of renovation) must comply with the Department of Workforce Development, Division of Occupational Safety's regulations on Deleading, specifically, 454 CMR 22.11 (1) through (7), "Safety Procedures for Renovation" (copy attached).

Health Department sign-off will be conditional, with statement "Subject to Compliance with Safety Procedures for Renovation, 454 CMR 22.11(1)-(7), during demolition of structure and removal of demolition debris".

Commercial/Industrial Structures:

Although 454 CMR 22.11 does not apply to non-residential properties we encourage owners of commercial/industrial properties to take similar precautions during the demolition.

7). Incorporate Nuisance-Prevention during Demolition

The demolition contractor must take appropriate measures to insure no nuisance conditions (including but not limited to dust and excess noise) are created during demolition. Arrangements should be made prior to the demolition to have water or other misting agent at the site.

Health Department sign-off will be conditional upon adequate dust and nuisance control measures being provided.